

**SIOUX**<sup>TM</sup>  
★  
**CITY**

# PROGRESS



**SAFETY FIRST**



**THE RIGHT MIX**



**COUNTING ON YOU**

S U M M E R 2 0 2 0

# MIXING THINGS UP

As growth continues in downtown Sioux City, leaders strive to create the perfect mix of retail, residential, and commercial spaces. The solution is often in “mixed use” development that blends commercial activity and market-rate housing within pedestrian-friendly environments.

“As demand increases for downtown living options, developers continue to see the benefits of investing in Sioux City,” notes Mayor Pro Tem Dan Moore.

“So far most of our redeveloped mixed use space has been in existing, often historic, buildings, but now we’re also seeing new construction specifically designed for mixed use,” says Marty Dougherty, economic and community development director.



**NEW SPACES FROM OLD BUILDINGS** started with the United Center, 302 Jones St., in 2010.

“The national trend towards living and working in walkable urban environments has really grown in the past decade,” Dougherty explains. “Using historic buildings to create those environments has been key.”

In recent years, Sioux City has seen mixed use projects take shape in renovated structures throughout downtown: the Commerce Building, Davidson Building, Bekins Building, Hatch Building, Badgerow Building, Benson Building, and HoChunk, Inc. properties on Pearl Street and in Virginia Square.

Notes Dougherty: “Not only do these buildings have interesting architectural features, they also have access to nearby attractions and amenities, restaurants, bars, coffee shops, green space, and parking.”



The Badgerow Building is now officially owned by the City of Sioux City, which will select a developer to create mixed use space in this iconic, 12-story building listed on the National Register of Historic Places.



# DEVELOPING DISTRICTS

One of Sioux City’s fastest-growing areas now offers even more living choices!

- **District 42** is the latest addition to Sioux City’s Sunnybrook area. This \$20 million suburban development will bring 214 apartments and townhomes by next summer.

- **48 South**, a multifamily apartment complex at 4800 Southern Hills Dr., has added 100 two- and three-bedroom residential units to Sioux City’s south side.

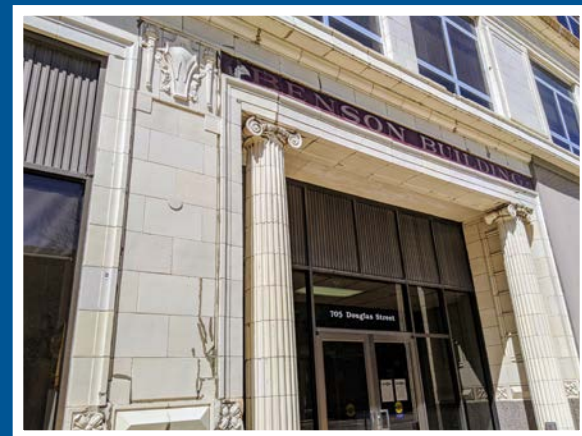
“Many areas in town were originally designed with mostly single-family homes,” observes Jeff Hanson, community development operations manager. “Now there are more housing options than ever before.”



**STARTING FROM THE GROUND UP** is also an option, as investors construct new developments.

HoChunk, Inc. is creating a mixed use building at 101 Virginia St., part of the Virginia Square development, that will house retail space and 45 market-rate apartments.

Merge Urban Development Group, a firm out of Madison, Wis., and Cedar Falls, Iowa, will build a \$6 million mixed use facility at 1220 4th St. with nearly 60 market-rate residential units and 6,600 sq. ft. of commercial space that should be complete by mid-2021.



The Benson Building offers a key location, and developer Steve Nelson has big plans: “Retail tenants might include a coffee shop, a grocery store, a bodega, and a fitness facility...all amenities to benefit our residents and our neighbors downtown.”

# BUILDING FOR BUSINESS

In a growing community, there’s often a “ripple effect” with increased demand for spaces. That is what’s happening in Sioux City!

“Industrial, commercial, retail, and residential projects have spurred the local economy and sparked additional growth—this time for light industrial warehouses,” shares Renae Billings, business development coordinator. “Essentially there’s a low inventory of available warehouse space and a high demand for more.”

To meet the need, the City of Sioux City has teamed up with Koskovich & Murphy Developments, LLC, to create spec buildings in two key locations. “Spec buildings provide flexibility and create opportunities to attract new businesses,” Billings explains.

In the Yards I-29 Business Park, two new spec buildings each provide 9,600 sq. ft. of flex space, which may be leased in increments of 2,400 sq. ft. or more. In Expedition Business Park, two buildings are in the works for fall—each with 12,000 total sq. ft. that may be leased in blocks of 2,400 sq. ft. or more.

# COUNT YOURSELF IN

The United States 2020 Census is underway. Sioux City residents, we’re counting on you!

Why? First, it’s the law. Just as importantly, it impacts funding for our community.

The U.S. Census happens only once every 10 years, but its data helps allocate about \$1.5 trillion in federal funds each year thereafter.

“For every person *not counted*, the Siouxland community loses about \$4,400 per year for ten years, or \$44,000 total for the decade,” shares Mayor Bob Scott. “So if we miss even 100 residents, \$4.4 million in tax funding will not return to our community to support schools, road repairs, emergency services, healthcare, and other essential services. That money will go to other states and communities.”

In-person census events were postponed due to the coronavirus outbreak, but the city is connecting with the community through social media and radio, television, and print ads.

Notes Anne Westra, communications and public engagement specialist: “We want to be sure undercounted populations are included, so getting materials translated into languages that reflect the diversity of our community is key.”



# IT'S NOT TOO LATE!

Census counts continue through October! Forms can be completed online at [www.my2020census.gov](http://www.my2020census.gov). Data may also be collected by phone in 13 languages or by mail in 50+ languages.

# HOUSING: FRONT & CENTER

The City of Sioux City is teaming up with Kelly Construction, Inc. to expand affordable housing opportunities in our community.

Kelly Construction is building three single-family homes at 2011 Center St. Each home will be about 800 sq. ft. with two bedrooms, an unfinished basement, and a shared garage.

“Whenever we can, we commit to infill development to help stabilize existing neighborhoods,” says Amy Keairns, neighborhood services project coordinator. “Since we have created affordable homeownership opportunities for larger families in recent years, now we are looking to serve singles and smaller households.”

Funded by the U.S. Department of Housing and the Urban Development HOME Investment Partnership Program, the project will begin this year and should be complete by Dec. 31, 2021. Houses will be available for purchase by qualifying low-income households. For details, contact Keairns at 712-279-6255.



# SIoux CITY: ON THE SAFE SIDE



"When I talk with businesses and individuals about locating in Sioux City, they really appreciate knowing this is a **SAFE** community," shares Sioux City Mayor Bob Scott. "That's always a top priority."

Ensuring safety within a community isn't just about having low crime rates and high-responder-to-resident ratios. It's about creating connections...setting standards...being proactive and prepared.

"We all want to live and work in a place where we feel secure, knowing others have our best interests at heart," Scott adds. "Sioux City absolutely provides that."

## SOCIALLY ENGAGED

Connections are an important part of creating a safe community.

"Statistics say we're safe, but we don't base our reputation on statistics alone," explains Sioux City Police Chief Rex Mueller.

"We look through the lens of involvement, interaction, customer service, and how much we go above and beyond in terms of building relationships."

The SCPD's new bicycle patrol provides a perfect example. This summer more than 20 officers are taking to Sioux City streets on bicycles through an initiative funded by a Community Development Block Grant.



"Bikes can patrol areas of the city that are not as accessible to cars, including the riverfront and walking trails," Mueller explains. "More than that, getting officers out of the cars and into the communities ties with our mission of community engagement and helps us create connections. Officers can take enforcement action if needed, but their main purpose is having positive contacts with people."

Outreach and engagement programs are an important part of many other civic departments, including Sioux City Fire Rescue, Neighborhood Services, Parks and Recreation, Environmental Services, Sioux City Public Library, and more.

**DID YOU KNOW?** Sioux City is one of just four communities in the nation (and the only one in the Midwest) with four fully accredited public safety agencies: Sioux City Police Department, Sioux City Fire Rescue, SCFR Emergency Medical Services, and Woodbury County Communications Center.



## ACCREDITED FULLY

We want the best when it comes to safety, so it's reassuring to know our first responders meet the highest possible standards.

Only two years after being absorbed into Sioux City Fire Rescue, its Emergency Medical Services have been fully accredited by the Commission on Accreditation of Ambulance Services.

"The EMS division has come so far in such a short period of time," notes Fire Chief Tom Everett. "This accreditation showcases a dedicated and hard-working group of professionals, along with strong leadership by EMS Director Jim Haden."

With these newest accolades, Sioux City is *one of four cities in the U.S.* to have its police, fire, EMS, and emergency communications services earn the highest possible accreditations in their fields. Out of 19,000+ communities across the country, only Marietta, Ga., Virginia Beach, Va., Plano, Texas, and Sioux City have four fully accredited first responder services.

"You are living in a very safe community, and Sioux City's first responders are committed to meeting and maintaining the highest standards," notes Councilmember Pete Groetken. "The bottom line is this: You are protected by the most highly trained, best equipped public safety responders, and they will be there whenever you need them."

## FORWARD THINKING

The safest communities have leaders who analyze trends and respond to needs in forward thinking fashion.

For example, the reconstruction of Interstate 29 through Sioux City was one of the most forward minded moves city and state leaders could have made.

Safety was cited as a primary need for the I-29 project, explains Dakin Schultz, Iowa Department of Transportation planner. All four interchanges in the project corridor exceeded the statewide average for crash rates, and two intersections (including a three-level interchange at Wesley Parkway) were in the top 10 of highest crash locations in Iowa.

The \$400 million effort to widen I-29 to three lanes and replace interchanges began in 2008. And while it was a lengthy and expensive undertaking funded mostly by the IDOT (though the City of Sioux City invested millions to relocate utilities), Schultz sees value: "It addressed safety concerns by creating additional lanes, wider shoulders, safer interchanges, and improved access to downtown."

With enhanced accessibility and continued growth, planners anticipated a need to improve lighting downtown.

"In the next two years we will see \$200+ million in new investments downtown, including more residential units," notes Ragen Cote, Downtown Partners executive director. "As people seek nearby green spaces, businesses, and entertainment, they'll expect well-lit walkways."



To brighten key corridors, the group brought in festoon lighting within the Historic Fourth Street District and several blocks on Fourth and Pearl Streets. Next up? Installation of new LED lamp heads to enhance lighting along Fourth Street sidewalks and create a pedestrian corridor between two major entertainment districts. Future plans call for added lighting along walking paths to the riverfront area.

"We want to make it easy for residents, commuters, and visitors to safely connect with everything downtown Sioux City has to offer," explains Councilmember Julie Schoenherr.

**REAL-TIME ALERTS** allow residents to be ready for anything! The CodeRED Mobile Alert app sends critical, location-specific alerts (snow emergencies, water main breaks, etc.) right to your phone. Text *AlertSiouxCity* to 99411 to be prepared!



## EMERGENCY READY

When it comes to being prepared for emergencies, Sioux City is truly served by the best of the best.

Iowa Homeland Security & Emergency Management has only two divisions of the Urban Search and Rescue Task Force, and one is right here in Sioux City!

Sioux City Fire Rescue is the sponsoring agency for this special task force, which responds to all statewide emergencies west of Interstate 35. The team includes 35 search, rescue, medical, and specialty support positions who undergo rigorous training in rope rescue, tower rescue, confined spaces, heavy vehicle rescue, and all types of water rescue.



What does this mean for our community?

"It's a huge benefit," says Fire Chief Tom Everett. "We have immediate access to a tremendous amount of equipment we otherwise would not have, along with search and rescue professionals who consistently receive the highest level of training available in the country."

## 911 OPTIONS

"In an emergency, there is no replacement for a calm voice on the other end of a line," shares Wendi Hess, Woodbury County Communications Center manager.

But if you can't call, TEXT-TO-911 is now available! "If you have a hearing or speech impairment, or if it's impossible or too dangerous to call, TEXT-TO-911 is a great option."



## EXPLORE OUTDOORS

Events may be rescheduled due to coronavirus concerns, but we invite you to enjoy time outdoors boating, fishing, hiking, biking, and exploring open spaces at the community's parks (minus playgrounds), golf courses, and trails.

[siouxcityparksandrec.com](http://siouxcityparksandrec.com)



## COMMUNITY CLEAN-UP

Litter Quick Pick is back! Last summer Sioux City's Downtown Partners encouraged businesses to tidy the town with its Litter Quick Pick initiative. Now with 20+ teams on board, the group has goals of even greater participation.

On the first and third Fridays of each month, business teams take a 10-minute break to pick up trash. To make things easy, supplies are provided ahead of time. After each Litter Quick Pick, groups can share images or videos under the #QuickPickSC on social media to be eligible for prizes.

Visit [www.downtownsiouxcity.com](http://www.downtownsiouxcity.com) for details.

"The feedback we've received has been positive," shares Josh Schanda from Downtown Partners. "Many businesses wanted to help keep downtown clean but were waiting for an organization to take the initiative. Now we want to encourage even more people to get involved."

Going forward, Schanda hopes Litter Quick Pick will expand beyond downtown Sioux City, possibly in conjunction with community "adopt a street" programs.

**SIoux CITY LITTER DASH** will return in late summer or early fall.

Originally held in the spring but postponed this year due to coronavirus concerns, this one-day event sends volunteer teams into communities to pick up trash in a major way. Last year, 1,100 Litter Dash volunteers collected nearly 4,000 pounds of trash! For updates, visit [www.sioux-city.org/litterdash](http://www.sioux-city.org/litterdash).



## FUTURE PLANS

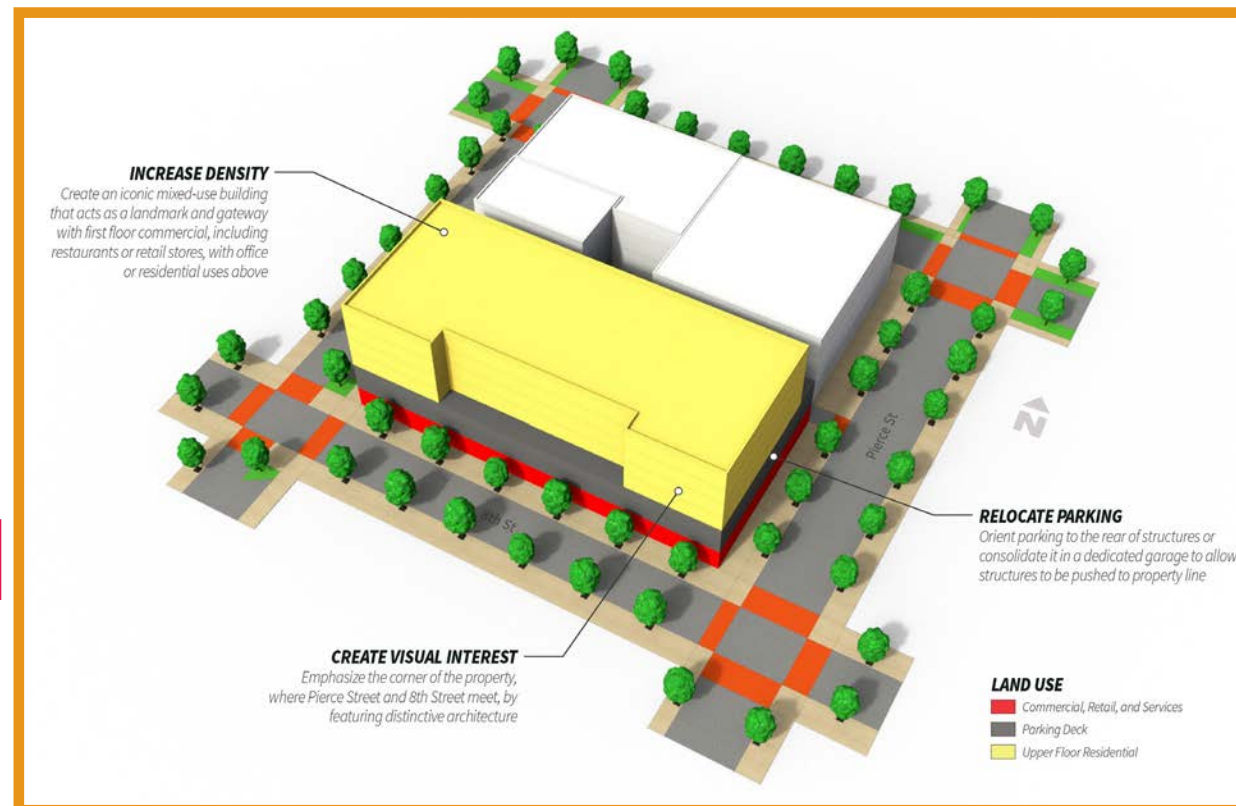
After two years of public meetings and long-range preparations, the City of Sioux City is finalizing a new comprehensive plan—a high-level blueprint for land use, parks and recreation, commercial and industrial areas, housing, transportation, and community facilities within the next 10 to 20 years.

"The comprehensive plan looks at the bigger picture and identifies where Sioux City's next growth areas will be," explains Jeff Hanson, community development operations manager. "It evaluates and plans for what kinds of development would work best in certain parts of the city, and how to equip those areas with adequate infrastructure like water, sewer, electricity, necessary roadways, and more."

Adopted in 2005, the city's last comprehensive plan guided efforts in Whispering Creek, Southbridge Industrial Park, Lakeport Commons, and other developments. Notes Hanson: "The new plan will evolve to meet the needs and goals of current and future residents and business owners."

Public feedback is always key.

"For two years, we've invited community members to share what's working well in existing developments and what improvements they would like to see," shares Hanson. "Now we are offering one last look at the plan before it's complete." See [www.hlplanning.com/portals/siouxcity/](http://www.hlplanning.com/portals/siouxcity/) for details.



The proposed plan shows an example of improvements that could transform the north side of 8th Street between Douglas Street and Pierce Street.

## LOVE FOR THE LIBRARY

More than ever, the Sioux City Public Library wants to keep you connected. With your full-service library card, you can:

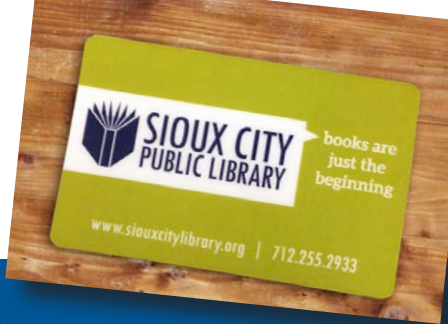
- enjoy free music streaming (24/7 until Sept. 30, then 3 hours daily)
- browse and download eBooks and eAudiobooks
- search magazines, newspaper, and journal articles
- explore genealogical records
- master one of 100 languages
- learn how to tackle home improvements
- get step-by-step craft instructions

The Sioux City Public Library has also launched a new online catalog system with title, author, and subject searches that are faster and more precise than before.

## RECOMMENDED READING

What should you read next? We can help! Our NextReads e-newsletter delivers reading recommendations to your inbox!

Written by book experts, NextReads links directly to the library's eBook collection and is accessible from anywhere! Visit [www.siouxcitylibrary.org](http://www.siouxcitylibrary.org) to start your free subscription.



## CHECK OUT WHAT'S HAPPENING IN SIOUX CITY:

**DOWNTOWN**  
[downtownsiouxcity.com](http://downtownsiouxcity.com) • 252.0014

**SIoux CITY PUBLIC LIBRARY**  
[siouxcitylibrary.org](http://siouxcitylibrary.org) • 255.2933, ext. 2231

**ORPHEUM THEATRE**  
[orpheumlive.com](http://orpheumlive.com) • 855.333.8771

**SIoux CITY ART CENTER**  
[siouxcityartcenter.org](http://siouxcityartcenter.org) • 279.6272

**CONVENTION CENTER**  
[siouxcityconventioncenter.com](http://siouxcityconventioncenter.com) • 279.4800

**PARKS & RECREATION**  
[siouxcityparksandrec.com](http://siouxcityparksandrec.com) • 279.6126

**SIoux CITY MUSEUM**  
[siouxcitymuseum.org](http://siouxcitymuseum.org) • 279.6174

**TYSON EVENTS CENTER**  
[tysoncenter.com](http://tysoncenter.com) • 855.333.8771

**LEWIS & CLARK BALL PARK**  
[xsbaseball.com](http://xsbaseball.com) • 277.9467



# REIMAGINING THE RIVERFRONT

Get ready...there are some big changes in the mix for Sioux City's riverfront!

"The work we're doing will transform downtown Sioux City and especially along our riverfront," says Matt Salvatore, parks and recreation director.

Here's a look at what's happening:



## RIVERFRONT PLANS

The Chris Larsen Park Riverfront Redevelopment project kicks off this spring with the essential framework, including paved trails, utilities, a soft surface playground, and landscaping. Amenities like basketball courts, shelters, and the Stockyards Garden Plaza are also planned.

"The first phase is a \$6 million investment that will put our basic infrastructure in place and possibly some other amenities," shares Salvatore. "The park will be fully functional at that point, so we're excited to see everything take shape."

The second phase of the project will include two plazas, an overlook point, and additional development on the park's east end. Additional features of the park include an event lawn, a yoga lawn, an exploration ridge, and a dog park.

Riverfront redevelopment—which will also tie in with the existing riverfront trails and connect with downtown Sioux City—should be complete by May 2022.



## CONNECTED TRAILS

Sioux City is linking key trails through the Interstate 29 Riverfront Trail Project. Work is underway and should finish by late September.

"When it's complete, the City of Sioux City will have 12 miles of continuous trail along the Missouri and Big Sioux Rivers," notes Salvatore.

"We have been planning this for years, but this was our first opportunity to break ground because of I-29 construction," says Councilmember Alex Watters. "The final pieces will connect three highly visible, highly used sections of riverfront trail."

Spanning nearly two miles with two pedestrian bridges, new trails will connect the current area of the riverfront from Chautauqua Park to Chris Larsen Park and farther north into the Riverside area. The trails will also tie seamlessly into downtown Sioux City, the new Expo Center, and the planned riverfront development.

The City of Sioux City is also working on the Leeds Trail connection completion—a .4-mile segment extending north from the end of the Floyd River Trail in an old railroad bed.



PHOTO CREDITS: Page 1: Downtown Sioux City, Britton Hacke Photography. Page 2: Badgerow Building, Aurora Photography.

## SIoux CITY CITY COUNCIL



Pete Groetken • Julie Schoenherr • Alex Watters • Bob Scott • Dan Moore

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Robert Padmore, City Manager

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